

FOR SALE

710 University Drive, Coral Springs, FL 33071

■ Verizon/Cellco Long-Term
Absolute NNN Lease



GODINO
& COMPANY, INC.

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HIGHLIGHTS

- Relocation of a successful unit with 8+ years remaining
- Florida is a no tax implication state
- In a dominant location of a top retail corridor of Coral Springs
- Across from Coral Square Mall (Macy's, JC Penny, Kohl's)
- Out Parcel of a Whole Foods, Home Depot, Sam's Club center
- Nearby Retailers: Dick's Sporting Goods, Walmart, Publix, TJ Maxx & Best Buy
- ADT- At the intersection of University Drive (48,000) & Atlantic Blvd (35,000)
- Daytime Employees of 48,000 within 3 miles

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INVESTMENT OVERVIEW

Price	\$4,447,000
Cap Rate	4.25%
Building SF	3,570
Acres	0.92
Parking	7.3/1000
Property Type	Retail
Tenant	Cellco Partnership d/b/a Verizon Wireless
Tenancy	Single Tenant
Ownership	Fee Simple
Net Operating Income (NOI)	\$189,000

LEASE & TENANCY

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Lease & Tenancy:

- Lease Type: NNN
- Lease Start Date: 4/2/2020
- Lease End Date: 3/31/2030

Annual Base Rent:

- Years 1-5 \$189,000
- Years: 6-10 \$207,900

Annual Rent/Options:

- Years 11-15 \$228,690
- Years: 16-20 \$251,545

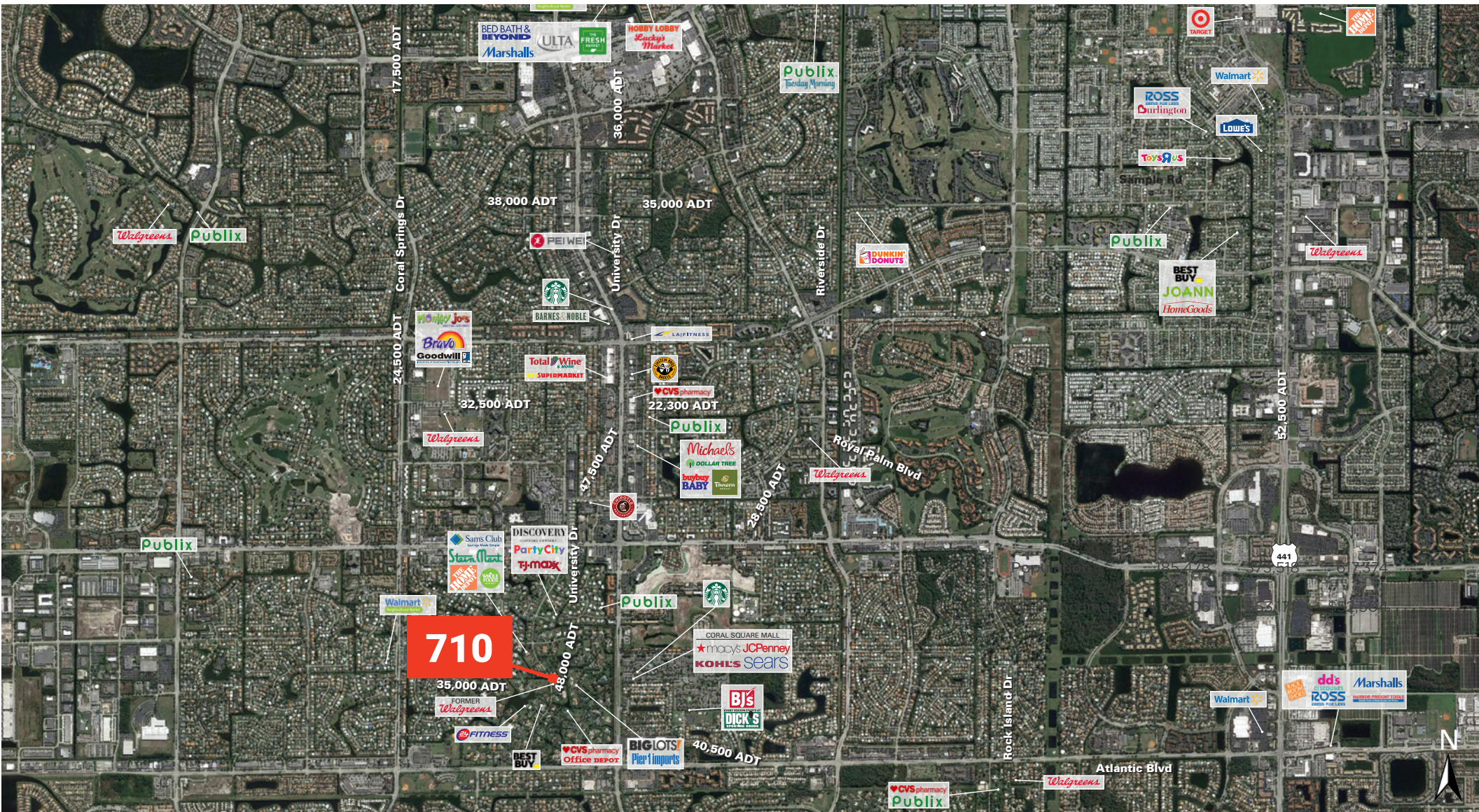
Base Rent/SF: \$54.00

Rent Increases: 10% each 5 Years

LOCATION

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